

<u>No:</u>	BH2018/00099	<u>Ward:</u>	Hove Park Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	45 The Drove way Hove BN3 6PP		
<u>Proposal:</u>	Demolition of existing conservatory and erection of two storey side extension, with juliet balcony and 2no front rooflights. Roof alterations incorporating 3no rooflights, alterations to fenestration.		
<u>Officer:</u>	Ayscha Woods, 292322	tel:	<u>Valid Date:</u> 15.01.2018
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	12.03.2018
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Yelo Architects Ltd Yelo Architects, First Floor Olivier House, 18 Marine Parade Brighton BN2 1TL		
<u>Applicant:</u>	Mr Razi Torbati 45 The Drove way Hove BN3 6PP		

Councillor Brown has requested that this application is determined by the Planning Committee.

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location and block plan	YO2252 - 0900	-	12 January 2018
Floor Plans Proposed	YO252 - 1200	C	12 January 2018
Floor Plans Proposed	YO252 - 1201	B	12 January 2018
Floor Plans Proposed	YO252 - 1202	A	12 January 2018
Elevations Proposed	YO252 - 2000	A	12 January 2018
Elevations Proposed	YO252 - 2001	A	12 January 2018
Elevations Proposed	YO252 - 2002	A	12 January 2018
Elevations Proposed	YO252 - 20023	-	12 January 2018
Sections Proposed	YO270 - 0704	-	12 January 2018
Roof Plan Proposed	YO270 - 1203	A	12 January 2018
Site Layout Plan	YO270-0010	C	13 February 2018

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
3. No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of at least two new trees to be planted in the garden, written specifications (including cultivation and other operations associated with tree establishment), plant sizes, proposed numbers and an implementation programme.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. RELEVANT HISTORY

BH2017/02754 - Erection of two storey rear extension to replace existing conservatory and associated works - Refused - 19/10/17 for the following reason:

- 1) The proposed extension by reason of its overall height, scale and bulk in conjunction with a flat roof design would result in an unsympathetic addition that would relate poorly to the host building, and would be detrimental to the The Drove way Streetscene, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/01675 - Demolition of existing double garage and erection of 1no two bedroom two storey dwelling - Refused - 02/09/11 - Appeal Dismissed (APP/Q1445/A/11/2167361) - 21/06/17

3. CONSULTATIONS

3.1 **Sustainable Transport:** No Comment

3.2 **Arboriculture:** No Comment

The Proposal will impact on two neighbouring tree which are of only limited local amenity. In view of their relatively low value and the potential to replant at least two replacement trees elsewhere within the garden the Arboricultural Team would recommend that consent is approved subject to a landscaping condition.

4. REPRESENTATIONS

4.1 Two (2) letters has been received objecting to the proposed development on the following grounds:

- Excessive size and bulk
- Loss of light
- Loss of outlook
- Loss of privacy
- Overshadowing
- Overlooking
- Excessive hardstanding areas
- Hardstanding impact on drainage
- Loss of trees impact on environment
- Concerns that extension has potential to be used for commercial purposes

4.2 Councillor Vanessa Brown has objected to the application (comments attached).

5. **RELEVANT POLICIES**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

Brighton & Hove Local Plan (retained policies March 2016):

QD14 Extensions and alterations

QD27 Protection of Amenity

Supplementary Planning Documents:

SPD12 Design Guide for Extensions and Alterations

6. **CONSIDERATIONS & ASSESSMENT**

6.1 The application is a re-submission of application BH2017/02754.

6.2 **Design and Appearance**

Permission is sought for a two storey extension. Given the large size of the existing house and large garden size, there is scope for a substantial extension on this site.

6.3 The previous application was refused on design grounds, by reason of its overall height, scale and bulk in conjunction with a flat roof design which was considered to result in an unsympathetic, incongruous and bulky addition which relates poorly to the host building.

6.4 The proposed extension would measure the same height (5.5m) and depth (6.0m) as the previous scheme. However it would have a dummy pitched roof, with a cat slide roof to the north elevation which has reduced the overall visual bulk of the extension.

- 6.5 It is acknowledged that the extension has a squat appearance and is of a contemporary design, however it would form a subordinate addition to the main dwellinghouse which relates better to the existing house than the previous flat roof design.
- 6.6 The extension would be set back from The Drove way streetscene and would be highly screened by the existing mature vegetation along the boundary of the site adjacent to The Drove way.
- 6.7 It is considered that the proposal has overcome the previous concerns and refusal of this application is not warranted on design grounds.
- 6.8 **Impact on Amenity**
The existing house is set away from the boundary with no. 13 Bishops Road to the north by 0.7m. The previous scheme included a part one, part two storey extension. Some harm was identified in terms of overbearing, overshadowing and loss of light to the rear of no. 13 Bishops Road, however this was not considered to be significant enough to warrant refusal on these grounds.
- 6.9 The current proposal would be set away from the boundary with no. 13 Bishops road by 1.2m and includes a cat slide roof to the north elevation which slopes substantially away from no. 13. The proposed roof form is considered to further reduce the bulk of the extension. Thus, the previous concerns raised have been addressed under this scheme.
- 6.10 The current proposal seeks to install 2.no. rooflights to the north roofslope. Given that the roof is sloping away from no. 13 the rooflights would not allow for harmful views to no. 13 Bishops Road.
- 6.11 The impact on the adjacent properties has been fully considered in terms of daylight, sunlight, outlook and privacy following a site visit and no significant harm has been identified.
- 6.12 It is accepted that the proposal has an unconventional design and has a squat appearance, however, it respects the amenity of the neighbouring properties, and therefore on balance it is considered acceptable.

7. Other Matters

- 7.1 It is noted that a proposed hardstanding and crossover was proposed to the south of the site. Amendments were made throughout the course of the application removing these elements from the scheme.
- 7.2 It is noted an objection has been raised with concerns of the purpose of the proposal used to facilitate a commercial business. No information submitted suggests that a change of use is proposed and therefore this application is assessed only as a residential extension.

8. EQUALITIES

8.1 None identified.

